

STATE OF CALIFORNIA  
CAPITAL OUTLAY  
BUDGET CHANGE PROPOSAL (COBCP)  
NARRATIVE PAGE (REV 06/15)

BUDGET YEAR 2016-17

DEPARTMENT OF FINANCE  
915 L Street  
Sacramento, CA 95814  
IMS Mail Code: A15

BUSINESS UNIT: 4440 COBCP NO: 3 PRIORITY: 3 PROJECT ID: 0000718  
(7 digits; for new projects, leave blank)

DEPARTMENT: Department of State Hospitals

PROJECT TITLE: Patton: Fire Alarm System Upgrade

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$554 MAJOR/MINOR: Major

PHASE(S) TO BE FUNDED: W PROJ CAT: FLS CCCI/EPI: 5262 / 6069

SUMMARY OF PROPOSAL:

This fire/life/safety project is to remove and replace deficient SimplexGrinnell Fire Alarm Control Panels (FACP) and associated components in four patient occupied buildings at Patton State Hospital (PSH) which have reached the end of their usable life and are no longer serviceable. This project will enable PSH to bring the existing fire alarm systems into compliance with regulatory requirements.

The existing fire alarm systems are a safety hazard. The four buildings, 30, 70, U, and EB, included in this project house the majority of PSH's patients. These buildings also contain kitchens, dining rooms, medical and dental clinics, therapeutic areas, offices, and nursing stations for staff. Failure to address the fire alarm systems at PSH puts both patients and staff at risk should a fire occur and the notification alarm to evacuate fails.

HAS A BUDGET PACKAGE BEEN COMPLETED FOR THIS PROJECT? (E/U/N/?): N

REQUIRES LEGISLATION (Y/N): N IF YES, LIST CODE SECTIONS: \_\_\_\_\_

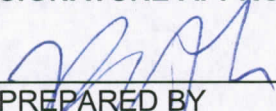
REQUIRES PROVISIONAL LANGUAGE (Y/N) N


IMPACT ON SUPPORT BUDGET: ONE-TIME COSTS (Y/N): N FUTURE COSTS (Y/N): N

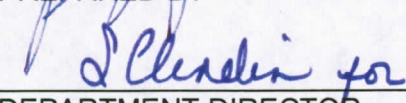
FUTURE SAVINGS (Y/N): N REVENUE (Y/N): N

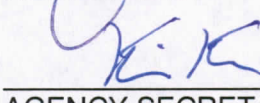
DOES THE PROPOSAL AFFECT ANOTHER DEPARTMENT (Y/N): N IF YES, ATTACH COMMENTS OF AFFECTED DEPARTMENT SIGNED BY ITS DIRECTOR OR DESIGNEE.

SIGNATURE APPROVALS:

 12/30/15  
PREPARED BY DATE

 12.30.15  
REVIEWED BY DATE

 1/4/16  
DEPARTMENT DIRECTOR DATE

 1-4-16  
AGENCY SECRETARY DATE

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DOF ANALYST USE

DOF ISSUE # \_\_\_\_\_ PROGRAM CAT: \_\_\_\_\_ PROJECT CAT: \_\_\_\_\_ BUDG PACK STATUS: \_\_\_\_\_  
ADDED REVIEW: SUPPORT: \_\_\_\_\_ OCIO: \_\_\_\_\_ FSCU/ITCU: \_\_\_\_\_ OSAE: \_\_\_\_\_ CALSTARS: \_\_\_\_\_

PPBA: Original Signed by: Koreen Hansen DATE SUBMITTED TO LEGISLATURE: January 7, 2016

BUSINESS UNIT: 4440 COBCP NO: 3 PRIORITY: 3 PROJECT ID: 0000718

(7 digits; for new projects, leave blank)

A. PURPOSE OF THE PROJECT:

Project Need:

The fire alarm systems in the four secured patient housing buildings and treatment areas (30, 70, U & EB) are severely compromised and not in compliance with regulatory requirements and customary industry standards.

The study provided by DGS concluded that the current fire alarm systems at PSH do not meet standards set by the State Fire Marshall (SFM), National Fire Protection Association (NFPA) codes, and Underwriters Laboratory (UL) standards for FACP's, nor do they meet requirements for I-2 and or I-3 occupancies. The systems are deficient as described in:

- California Code of Regulations, Title 19 (Flame Retardants) and Title 24 (Fire Code).
- NFPA Codes: 2007 NFPA 72 (National Fire Code) and 2006 NFPA 101 (Life Safety Code).
- 2003 UL 864 9<sup>th</sup> Ed. Standard for Control Units and Accessories for Fire Alarm Systems.

Project Description:

The project will remove and replace four FACP's at the aforementioned buildings, with existing initiating and signaling devices being reused where possible. This is a scope reduction from the last authorized COBCP to begin preliminary plans on 7/1/2015. The original project scope encompassed five buildings instead of the current proposal of four. Upon completion, all of the buildings will have addressable devices which will provide hospital police with exact locations and room numbers of the initiating device, thereby allowing for a quicker emergency response to the exact area of need.

A. RELATIONSHIP TO THE STRATEGIC PLAN:

DSH operates under two core ethics when making long term planning decisions.

Departmental Mission:

"Providing evaluation and treatment in a safe and responsible manner, seeking innovation and excellence in hospital operations, across a continuum of care and settings."

Departmental Goals:

"A safe environment; Responsible stewardship; Excellence in forensic evaluation and Excellence in treatment."

The departmental mission of *providing evaluation and treatment in a safe and responsible manner* and the departmental goal of *providing a safe environment* is jeopardized when the safety of patients and staff, and the continuity of services and operations of the Hospital is compromised by obsolete, technologically inferior and code non-compliant fire alarm systems. DSH has a responsibility and an obligation to ensure full compliance with all local, state and federal health, safety and security requirements, and it is critical that all PSH patients and staff operate in buildings that are equipped with functioning fire alarm systems.

## B. ALTERNATIVES:

### Alternative #1 – Partial Replacement Option

#### Pros:

- This alternative leads to regulatory compliance and would be the most fiscally responsible option.
- Following this alternative will permit continued communication and monitoring of existing SimplexGrinnell FACP's for patient treatment buildings outside the scope of the original study.
- This alternative is the least disruptive for ongoing services and operations for patient treatment.
- Standardization to one manufacturer results in operating and maintenance efficiencies.

#### Cons:

- This alternative utilizes existing SimplexGrinnell proprietary equipment, requiring a non-competitive bid.

### Alternative #2 – Complete Replacement Option

#### Pros:

- This alternative allows the project to engage in competitive bidding and permits the use of multiple manufacturers' products.
- Buildings will be equipped with completely new fire alarm systems.

#### Cons:

- According to the budget study, the estimated cost is much higher than the SimplexGrinnell upgrade option.
- It will be necessary to maintain two systems simultaneously during construction which will impair the continuity of services, operations and treatment.
- A costly human fire watch will have to be maintained throughout the duration of construction.
- There are eight buildings that have functioning fire alarm systems that were not included in the original study. A complete replacement may result in those units not being able to be tied to a central reporting system.
- This option requires significant interior work, which can be disruptive to patients and staff.

### Alternative #3 – Maintain Status Quo (Do Nothing)

#### Pros:

- The State will not expend funds for the project.

#### Cons:

- It is only a question of when system failure will occur, not if. It could be a slow deterioration or a catastrophic failure such as the loss of the multiple buildings in a short time span. The risk to patients and staff, and continuity of hospital services would be tremendous if the system failed and a fire occurred.
- Many of the initiating devices are non-addressable which delays first responders in locating the origin of the alarm.
- The fire alarm system has surpassed life expectancy and relies on outdated technology.
- Sourcing of spare parts for discontinued FACP's will become an even greater obstacle as time goes on. They are already difficult to maintain as is.
- This will have a negative impact on the support budget as maintenance must be contracted out creating delays in repair response time and a lack of replacement parts.

### C. RECOMMENDED SOLUTION:

#### 1. Which alternative and why?

##### Alternative #1 – Partial Replacement Option

This option is the most cost effective and provides the necessary improvements with the least disruption of patient services. It addresses the regulatory deficiencies of the hospital, and the fire/life/safety concerns. Additionally, it permits PSH to continue monitoring the ancillary buildings that were not included in the original study. It also allows for expanding central monitoring, which means that additional buildings that may eventually need fire alarm replacements can be monitored.

#### 2. Detail scope description.

For patient housing in Buildings 30, 70, U and EB:

- Replace existing FACP's with SimplexGrinnell 4100 ES FACP's; reconnect as many of the existing SimplexGrinnell addressable devices as practical.
- Provide protective anti-ligature guards for all smoke and heat detectors.
- Reuse working pull stations.
- Reuse existing SimplexGrinnell miniplex remote transponders as compatible.
- Reuse as many existing SimplexGrinnell addressable detectors as practical and add UL listed anti-ligature guards.
- Replace notification devices, chimes/strobes and add UL listed anti-ligature guards.
- Reuse LCD annunciator panels in nurse stations as compatible and add where needed.
- Provide interface with elevator controls for fire alarm car recall.
- Remove excess duct detectors according to NFPA and SFM code.
- U building will require all new devices to support the upgrade from non-addressable to addressable.
- The majority of EB will require all new devices to support the upgrade from non-addressable to addressable.

Explanation of Changes or Additions to the Scope:

PSH's N Building was originally part of the scope of the project. However, PSH began to notice that the fire alarm system in building N would sound and then erroneously shut off within one minute. This would lead the building occupants to believe that there was no issue and no reason to evacuate. Because of this complete failure of the FACP and the related safety concerns, the hospital was forced to procure a replacement system. Because of this, the N building has been removed from the scope of this project. Since the purchased replacement FACP was SimplexGrinnell, there will be no compatibility issues with the rest of the project.

3. Basis for cost information.

The Department of General Services (DGS) has provided a 3-page estimate dated, 01-05-2016, enclosed.

4. Factors/benefits for recommended solution other than the least expensive alternative.

Given the liability to the state for the injury or death of employees and patients, this is the least expensive alternative. Additionally, providing a safe environment is intrinsically part of the department's long term goals. Protecting employees and patients is of paramount importance to DSH.

5. Complete description of impact on support budget.

Upgrading the deficient Simplex Grinnell fire alarm systems will decrease support spending on maintenance and fire watch. Additionally, having an operational and compliant system will reduce the risk of damage to property in the event of a fire.

6. Identify and explain any project risks.

There are no known project risks.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

- Department of General Services
  - Project Management Branch
  - Division of the State Architect (DSA)
  - Environmental Unit (CEQA)
  - Due Diligence
  - Department of Public Health
  - OSHPD Certification
- State Fire Marshal

D. CONSISTENCY WITH GOVERNMENT CODE SECTION 65041.1:

1. Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

Yes. This project will ensure that a critical safety system is upgraded and made functional at several critical buildings.

2. Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

Yes. By replacing this system, the project will increase the longevity of use of these buildings, precluding the need to construct new patient housing.

3. Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

Yes. The replacement fire alarm systems will interface with existing units in other buildings and the system is expandable to accommodate other systems.

**DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES DIVISION - PROJECT MANAGEMENT AND DEVELOPMENT BRANCH  
PROJECT COST SUMMARY**

PROJECT:	Patton Partial Repair of Fire Alarm	CONCEPT ESTIMATE:	C9DSH48BP
LOCATION:	Patton State Hospital	EST. / CURR'T. CCCI:	5262 / 6069
CUSTOMER:	Department of State Hospitals	DATE ESTIMATED:	1/5/2016
DESIGN BY:	TBD	ABMS NO:	140697
PROJECT MGR:	B. Boben	PREPARED BY:	LL
TEMPLATE:	Design / Bid / Build	DOF PROJ. I.D. NO.:	0

**DESCRIPTION**

This project is a partial repair of the fire alarm system at Patton State Hospital to upgrade the system to current code by re-using and expanding the existing Simplex network. The work includes demolishing existing Fire Lite panel, re-use of existing Simplex panel and devices, extension of Simplex network, and new devices and new annunciator panels at nurse's station.

**ESTIMATE SUMMARY**

Building (30, 70, U & Ed Bernath)	\$2,600,900
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<b>ESTIMATED TOTAL CURRENT COSTS:</b>	<b>August, 2009</b>	<b>\$2,600,900</b>
Adjust CCCI From 5262 to 6069		\$398,900
<b>ESTIMATED TOTAL CURRENT COSTS ON MAY 2015</b>		<b>\$2,999,800</b>
Escalation to Start of Construction 32 Months @ 0.42% / Mo.:		\$403,200
Escalation to Mid Point 12 Months @ 0.42% / Mo.:		\$151,200
<b>ESTIMATED TOTAL CONTRACTS:</b>		<b>\$3,554,200</b>
Contingency At: 7%		\$248,800
<b>ESTIMATED TOTAL CONSTRUCTION COST:</b>		<b>\$3,803,000</b>



# SUMMARY OF COSTS BY PHASE

PROJECT: Patton Partial Repair of Fire Alarm  
LOCATION: Patton State Hospital  
ABMS #: 140697

CONCEPT ESTIMATE: C9DSH48BP  
DATE ESTIMATED: 1/5/2016

CONSTRUCTION DURATION: 24 MONTHS  
ESTIMATED CONTRACT: \$3,554,200 \$3,554,200  
CONSTRUCTION CONTINGENCY: \$248,800 \$248,800  
TOTAL: \$3,803,000 \$3,803,000

CATEGORY	ACQUISITION STUDY 00	PRELIMINARY PLANS 01	WORKING DRAWINGS 02	CONSTRUCTION 03	TOTAL
<b>ARCHITECTURAL AND ENGINEERING SERVICES</b>					
A&E Design		\$358,400	\$200,000	\$150,800	\$709,200
Construction Inspection				\$517,000	\$517,000
Construction Inspection Travel				\$53,200	\$53,200
Builders Risk Insurance				\$35,500	\$35,500
Advertising, Printing and Mailing		\$0	\$19,200		\$19,200
Construction Guarantee Inspection				\$17,800	\$17,800
<b>SUBTOTAL A&amp;E SERVICES</b>	<b>\$0</b>	<b>\$358,400</b>	<b>\$219,200</b>	<b>\$774,300</b>	<b>\$1,351,900</b>

<b>OTHER PROJECT COSTS</b>					
Special Consultants		\$134,400	\$10,000	\$100,000	\$244,400
Materials Testing				\$52,000	\$52,000
Project/Construction Management		\$158,300	\$160,000	\$444,000	\$762,300
Contract Construction Management			\$50,000	\$175,000	\$225,000
Site Acquisition Cost & Fees					\$0
Agency Retained Items				\$500,000	\$500,000
SBE/DVBE Assessment				\$13,000	\$13,000
School Checking			\$0		\$0
Hospital Checking		\$23,000	\$81,000	\$40,000	\$144,000
Essential Services			\$0		\$0
Accessibility Checking			\$8,100	\$25,000	\$33,100
Environmental Document (Cat. Ex)		\$25,000			\$25,000
Due Diligence		\$10,000			\$10,000
Other Costs - (SFM)		\$13,000	\$19,000	\$145,000	\$177,000
Other Costs - (Permit/Reg. Fees)					\$0
Other Costs - (ARF Assessment)	\$0	\$8,900	\$6,700	\$68,700	\$84,300
<b>SUBTOTAL OTHER PROJECT COSTS</b>	<b>\$0</b>	<b>\$372,600</b>	<b>\$334,800</b>	<b>\$1,562,700</b>	<b>\$2,270,100</b>

<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$0</b>	<b>\$731,000</b>	<b>\$554,000</b>	<b>\$6,140,000</b>	<b>\$7,425,000</b>
<b>LESS FUNDS TRANSFERRED</b>	<b>\$0</b>	<b>\$731,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$731,000</b>
<b>LESS FUNDS AVAILABLE NOT TRANSFERRED</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>CARRY OVER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$554,000</b>	
<b>BALANCE OF FUNDS REQUIRED</b>	<b>\$0</b>	<b>\$0</b>	<b>\$554,000</b>	<b>\$6,694,000</b>	<b>\$6,694,000</b>



## FUNDING DATA & ESTIMATE NOTES

PROJECT: Patton Partial Repair of Fire Alarm  
 LOCATION: Patton State Hospital  
 ABMS #: 140697

CONCEPT ESTIMATE: C9DSH48BP  
 DATE ESTIMATED: 1/5/2016

### FUNDING DATA

<u>Chapter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>Totals</u>
<b>Fund Transfers</b>			
2015/0010 - 4440 - 301 - 0001 (6)	P	\$731,000	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
<b>Total Funds Transferred</b>			<u>\$731,000</u>
<b>Funds Available Not Transferred</b>			
N/A	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
<b>Total Funds Available not Transferred</b>			<u>\$0</u>
<b>Total Funds Transferred and Available</b>			<u><u>\$731,000</u></u>

### ESTIMATE NOTES

1. The construction costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation to the CCCI index that is current as of MAY 1, 2015. The project estimate is then escalated for a 12 month period to an assumed construction midpoint. Additionally, the project has been escalated to the assumed start of construction.
2. RESD has not verified Agency retained pricing.
3. Special Consultant costs include hazardous materials and fire protection.
4. Contract Construction Management to support construction phasing in occupied spaces.
5. Assumes PP in FY 15/16, WD in FY 16/17, and C in FY 17/18.
6. 0
7. 0
8. 0
9. 0
10. 0

STATE OF CALIFORNIA				Budget Year 2016-17				
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)				Proj ID: 0000718				
FISCAL IMPACT WORKSHEET				BU/Entity: 4440				
Department Title:		Department of State Hospitals		Program ID:		4395		
Project Title:		Patton: Fire Alarm System Upgrade		COBCP #:		3		
Program Category:		Fire Life Safety (FLS)		Priority:		3		
Program Subcategory:				M/AMI:		MA		
		Existing Authority	January 10 Action	April 1 Action	May 1 Action	May 14 Action	Special Action	Project Total
<b>FUNDING</b>								
bu-ref-fund-eny-year	ph action							
4440-301-0001-15-15	P BA	731						731
4440-301-0001-16-16	W BA		554					554
4440-301-0001-17-17	C BA		6,140					6,140
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
<b>TOTAL FUNDING</b>		731	6,694	0	0	0	0	7,425
<b>PROJECT COSTS</b>								0
Study								0
Acquisition								0
Performance Criteria								0
Preliminary Plans		731						731
Working Drawings			554					554
Total Construction or Design-Build			6,140	0	0	0	0	6,140
Equipment (Group 2)								0
<b>TOTAL COSTS</b>		731	6,694	0	0	0	0	7,425
<b>CONSTRUCTION OR DESIGN-BUILD DETAIL</b>								0
Contract			3,554					3,554
Contingency			249					249
A&E			774					774
Agency Retained								0
Other			1,563					1,563
<b>TOTAL CONSTRUCTION OR DESIGN-BUILD</b>		6,140	6,140	0	0	0	0	6,140
<b>FUTURE FUNDING</b>		0	0	0	0	0	0	0
<b>SCHEDULE</b>		mm/dd/yyyy		<b>PROJECT SPECIFIC CODES</b>				
Study Completion	8/31/2009	Proj Mgmt:	Y	Location:	DSH-Patton			
Acquisition Approval	-	Budg Pack:	Y	County:	San Bernardino			
Start Preliminary Plans/Performance Criteria	7/1/2015	Proj Cat:	FLS	City:	Highlands			
Preliminary Plan/Performance Criteria Approval	9/9/2016	Req Legis:	N	Cong Dist:	11			
Approval to Proceed to Bid	7/25/2017	Req Prov:	N	Sen Dist:	31			
Contract Award Approval	12/12/2017	SO/LA Imp:	N	Assm Dist:	59			
Project Completion	2/10/2020							

<b>STATE OF CALIFORNIA</b>		<b>Budget Year 2016-17</b>	
<b>CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)</b>		Proj ID:	0000718
<b>FISCAL DETAIL WORKSHEET</b>		BU/Entity:	4440
Department Title:	Department of State Hospitals	Program ID	4395
Project Title:	Patton: Fire Alarm System Upgrade	COBCP #:	3
Program Category:	Fire Life Safety (FLS)	Priority:	3
Program Subcategory:		MAMI:	MA

Identify all items which fit into the categories listed below. Attach a detailed list if funding is included in this request. Provide descriptions and summary estimates for items for which you plan to request funding in the future. When possible, identify funding needs by fiscal year (BY+1 through BY+4).

PROJECT RELATED COSTS	COST	TOTAL
AGENCY RETAINED:		
TOTAL AGENCY RETAINED		0
GROUP 2 EQUIPMENT		
TOTAL GROUP2 EQUIPMENT		0
IMPACT ON SUPPORT BUDGET	COST	TOTAL
ONE-TIME COSTS		
TOTAL SUPPORT ONE-TIME COSTS		0
ANNUAL ONGOING FUTURE COSTS		
TOTAL SUPPORT ANNUAL COSTS		0
ANNUAL ONGOING FUTURE SAVINGS		
TOTAL SUPPORT ANNUAL SAVINGS		0
ANNUAL ONGOING FUTURE REVENUE		
TOTAL SUPPORT ANNUAL REVENUE		0

## STATE OF CALIFORNIA

Budget Year 2016-17

## CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)

Proj ID: 0000718

## SCOPE/ASSUMPTIONS WORKSHEET

Department Title: Department of State Hospitals

BU/Entity: 4440

Project Title: Patton: Fire Alarm System Upgrade

Program ID: 4395

Program Category: Fire Life Safety (FLS)

COBCP #: 3

Program Subcategory:

Priority: 3

MAMI: MA

**Project Specific Proposals:** For new projects provide proposed Scope language. For continuing projects provide the latest approved Scope language. Enter Scope language in cell A110.

**Conceptual Proposals:** Provide a brief discussion of proposal defining assumptions supporting the level of funding proposed by fiscal year in relation to outstanding need identified for that fiscal year. (Also include scope descriptions for BY+1 through BY+4 in cell A110).

This fire/life/safety project is to remove and replace deficient SimplexGrinnell Fire Alarm Control Panels (FACP) and associated components in four patient occupied buildings at Patton State Hospital (PSH) which have reached the end of their usable life and are no longer serviceable. This project will enable PSH to bring the existing Fire Alarm Systems into compliance with regulatory requirements.

The existing Fire Alarm Systems are a safety hazard. The four buildings, 30, 70, U, and EB, included in this project house the majority of PSH's patients. These buildings also contain kitchens, dining rooms, medical and dental clinics, therapeutic areas, offices and nursing stations for staff. Failure to address the Fire Alarm Systems at PSH puts both patients and staff at risk should a fire occur and the notification alarm to evacuate fails.